



## LAVERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, November 13, 2013 6:00pm  
City Council Chambers, 111 South Main Street  
LaVerkin, Utah 84745

**Present:** Chair Anna Andregg; Commissioners: Hugh Howard, Allen Bice, Michael Hinckley, Karl Benson Staff: Derek Imlay, Kevin Bennett, Kyle Gubler, and Christy Ballard; Public: Richard Hirschi, Ann Wixom, and John and Rose Valenti.

**I. Call to Order:** Chair Anna Andregg called the meeting to order at 6:00pm. The Invocation and Pledge of Allegiance was given by Karl Benson.

**II. Approval of Minutes:**

Commission may approve the minutes of the October 9, 2013 regular meeting.

**Motion was made by Commissioner Allen Bice to approve the October 9, 2013 regular meeting minutes, second by Commissioner Michael Hinckley. Motion carried unanimously.**

**III. Approval of Agenda**

**Motion was made by Commissioner Hugh Howard to approve the agenda as written, second by Commissioner Allen Bice. Motion carried unanimously.**

**IV. Reports:**

1. Beautification/Trails Committee-The Crescent Park ribbon cutting ceremony was last Wednesday.
2. Economic Development Committee-Kyle said Family Dollar is in the process of transitioning from the builders to the actual store. The hotel is slowly moving forward.
3. Director of Operations-Derek reported the he is hoping the Silver Acres Project will be starting by the end of January or first of February. The Road Maintenance will be starting about that time as well. The City Council approved a little more money for road maintenance so we should be able to get more done. Most of the work will be on the West side of town. Derek passed out the Sunset View Estates subdivision plans. It is an unapproved set, they have quite a few items that need to be changed but this gives the Commissioners an idea of what is going on. Derek briefly went over some of the items that need to be changed.  
The developer was given permission to clean the area but not to start any work. However, they did start doing some work on the hillside. Derek stopped them once he realized what they were doing and the engineer is getting a slope analysis done so we can take the appropriate action to remedy what they have done. They will also be getting the bond in place for the hillside restoration.  
It is technically supposed to be a rock fall trench.

Kevin said that because this project had already been started there is a question as to how much of the Hillside Ordinance will apply to them.  
They are working with us on this issue.

Derek commented that we know what has already been done by the last developer can't be changed we just don't want to increase the scarring on the hillside any further.

Kyle reported that the City Council approved a new sound system for the council chambers. He is hoping it will be in for the annual Christmas Eve program.

**V. Business:**

1. Discussion on zoning, development and permitted uses in the Downtown area.

Anna said this is the project we have been working on for a while. Kevin has mentioned the idea of a flexible zone that may be helpful.

Kevin passed out several different handouts. One is an excerpt from the new website, Wasatch Choice for 2040. The website has tools and the form based zones which is what we have talked about doing, creating areas instead of looking at each individual use and deciding where to place it.

There is also the zone map we have been working with included in the handouts.

Are the Commissioners happy with that or do they want to look at form based zones?

Commissioner Bice is interested in pursuing the form based zoning in the Tourist zone.

Anna said that the LI (Light Industrial) zone may need to be changed to something else. That was placed at the Interstate Rock property.

Derek said that property has been taken out of the map. We need to focus on everything up to the cemetery.

There was a discussion on possibly place LI on the topside but Derek explained that the restrictions are too great. There is one small area that GC (General Commercial) would go but no LI.

Kevin commented the Commissioners need to decide what LI is. Some of these businesses could fall under business parks or heavy industrial. Wherever you put these types of things you need to make sure it is consistent with its surroundings.

There was a discussion on different types of businesses that would be considered light industrial, business park, heavy industrial or general commercial and whether or not there is room in La Verkin for them. Originally it was planned for the LI to be on Interstate's property but now the school is coming in and Interstate wants to develop the area into homes.

Commissioner Bice mentioned he does not want to exclude those types of businesses from coming to La Verkin. There needs to be some place for them to go, not just LI businesses but other types of businesses as well. He doesn't think Interstate's property will work for that anymore.

Kevin thought a business park with doctor offices etc. would be a good transition from the highway to homes and then to the school.

Derek said that Interstate Rock talked about having a business park in the area a couple of years ago.

Kevin explained instead of waiting for Interstate to decide what they are going to do with their property before planning the corridors he and Derek took that area out of the map and would like to just plan to the cemetery and address Interstate's property later.

Anna suggested going through the chart and checking everything listed under LI to see if they can be moved into GC. If there is not a LI zone the businesses will either need to be allowed into the GC or not allowed in the City at all.

Kevin brought up placing businesses not directly on State Street but possibly behind the businesses that are on State Street. The example being Bart Penrod's building behind Davis Farmers Market. Right now our zone runs right up to the beginning of houses but it doesn't have to be that way. If it is too general that means you have to place all businesses into what few zones you have. That means you could end up with stuff you don't want or exclude things you do.

This idea would be a good transition from Commercial on State Street to residential.

There was discussion on areas along State Street this type of zone would benefit from.

It was pointed out that much of State Street is already developed but if you put plan for what you would like to see there, eventually the things that are already there will phase out and it will become how you envisioned it.

Derek will put a map together showing the parcels of property that layering the zone could work for with three lines showing different setbacks.

Anna asked if changing the zone for the large fields would prevent the property owner from building a home on those parcels.

It was answered that it would prevent them from building a home unless a home was a permitted use.

Kevin mentioned it might be a good place for living spaces above certain businesses. Or having bed and breakfasts, vacation homes etc.

Commissioner Bice said that in the past La Verkin wanted businesses to come here so they were allowing almost anything, it is time to change that way of thinking. He likes the idea of being more restrictive along the corridor and then allowing a larger variety of businesses behind.

Anna said that once we have the map we can look closer at vacation rentals.

The third handout from Kevin has to do with vacation rentals.

This is something that will need to be discussed and decided on for La Verkin.

Kevin went over his handout pointing out these are two tourist cities in Utah with different opinions of vacation rentals.

Commissioner Howard said that vacation rental homes are usually kept in better shape than a regular rental.

Kyle suggested placing a limit on the number of cars and how many people can stay in the rental.

2. Discussion on vacation rentals in Commercial and Residential zones.

Kevin explained the information in the packet concerning vacation rentals gets into the details, restrictions, and limitations of them. The handout he passed around shows the broad range of vacation rentals with two different tourist communities in the State.

Where should they be allowed, Commercial districts only or is residential district okay and what concerns do each of those areas bring. Think about what you would be okay with next door to you.

Another thing to think about is how it will be handled, through zoning, business licenses or both. Included in the packet is an article from The Spectrum about this issue.

**VI. Adjourn:**

**Motion was made by Commissioner Michael Hinckley to adjourn, second by Commissioner Karl Benson. Motion carried unanimously at 7:18pm.**

Minutes taken on behalf of the City Recorder by Christy Ballard.

  
Planning Commission Chair

12-11-13  
Date Approved